149.0	0007	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	775,900 / 775,900
					USE VALUE:	775,900 / 775,900
					ASSESSED:	775,900 / 775,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
345		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HUNG MARY Z/DAVID C F
Owner 2:	WOO PETER Z K
Owner 3:	
Street 1:	294 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WOO LAN-YING -
Owner 2:	WOO PETER Z K -
Street 1:	345 GRAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,655 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1924, having primarily Vinyl Exterior and 1777 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4655.000	328,200		447,700	775,900
Total Card	0.107	328,200		447,700	775,900
Total Parcel	0.107	328,200		447,700	775,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 436.63 | /Parcel: 436.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 98539

GIS Ref

GIS Ref

Insp Date 01/14/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 149.0-0007-0006.0

!11687!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	328,200	0	4,655.	447,700	775,900	775,900	Year End Roll	12/18/2019
2019	101	FV	247,300	0	4,655.	419,700	667,000	667,000	Year End Roll	1/3/2019
2018	101	FV	247,300	0	4,655.	347,000	594,300	594,300	Year End Roll	12/20/2017
2017	101	FV	247,300	0	4,655.	319,000	566,300	566,300	Year End Roll	1/3/2017
2016	101	FV	247,300	0	4,655.	291,000	538,300	538,300	Year End	1/4/2016
2015	101	FV	241,200	0	4,655.	285,400	526,600	526,600	Year End Roll	12/11/2014
2014	101	FV	241,200	0	4,655.	265,300	506,500	506,500	Year End Roll	12/16/2013
2013	101	FV	241,200	0	4,655.	252,400	493,600	493,600		12/13/2012

PRINT

Date	Time
12/11/20	01:49:46

LAST REV

Date	Time
01/25/18	18:35:17

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11687

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WOO LAN-YING	49448-301		5/15/2007	Family	10	No	No		
WOO LAN-YING--E	47325-178		4/24/2006	Family	10	No	No		
WOO PETER & LAN	22929-443		2/23/1993		99	No	No		A

USER DEFINED

Prior Id # 1:	98539
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2009	Missed Appt.	372	PATRIOT
1/14/2009	Measured	372	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	263	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4655		Sq. Ft.	Site		0	80.	1.20	9									447,722						447,700	

Total AC/HA: 0.10686 | Total SF/SM: 4655 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 447,722 | Spl Credit | Total: 447,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.24088347
Const Adj.:	0.99485052
Adj $ / SQ:	154.312
Other Features:	87250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	403184
Depreciation:	74992
Depreciated Total:	328192

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

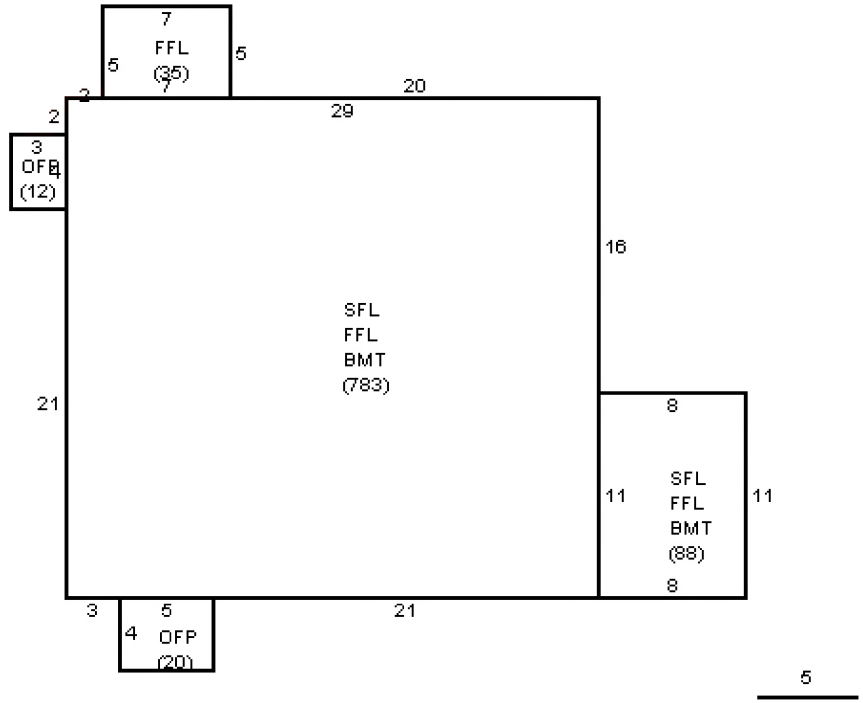
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	154.31
Special Features:	0	Val/Su Net:	122.46
Final Total:	328200	Val/Su SzAd	184.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	906	154.310	139,806
BMT	Basement	871	46.290	40,322
SFL	Second Floor	871	154.310	134,405
OFP	Open Porch	32	43.770	1,401
	Net Sketched Area:	2,680	Total:	315,934
Size Ad	1777	Gross Are	2680	FinArea 1777

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

149.0-0007-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	